

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 486
CASES NO. 85-3C, 85-20C, 86-1C and 86-4C
March 10, 1986

At its public meeting on March 10, 1986, the District of Columbia Zoning Commission authorized the scheduling of a public hearing for the following:

CASE NO. 85-3C

ANC-2C

An amended application from the 1.215 I Street, N.W. Associates, Limited Partnership requesting review and approval of a consolidated Planned Unit Development (PUD) and related map amendment from HR/C-3-C to C-4 for lot S8, Square 285 at 1215 I Street, N.W. The PUD site is located at the northwest quadrant of the intersection of 12th and I Streets, N.W. and contains 26,508 square feet of Land area.

The applicant proposes to construct a mixed use office/retail building containing approximately 253,080 square feet of office space and 12,000 square feet of retail space. The project is proposed to be developed to an FAR of 10.0, a height of 110 feet, a Lot occupancy of 86.4 percent, an underground parking garage for approximately 184 spaces, and three loading berths and one service delivery space,

CASE NO. 85-20C

ANC-3E

An amended application from Samperton Enterprises and Abrams and Associates requesting review and approval of a consolidated Planned Unit Development and related map amendment from R-5-B and C-2-R to c-3-13 for lots 11, 12, 13, 16 and 802, Square 1661 at Wisconsin Avenue, Jenifer and 43rd Streets, N.W. The PUD site contains approximately 31,676 square feet of land area,

The applicants propose to construct a mixed use

project consisting of office, retail, residential and child care facilities at a gross floor area of approximately 174,218 square feet. The project proposes an FAR of 5.5, a height of approximately ninety feet, a lot occupancy of 94.5 percent, an underground parking garage for 252 spaces, and a through square connector.

CASE NO. 86-1C

ANC-2B

Application from Square 35 Residential Joint Venture requesting consolidated review and approval of a Planned Unit Development (PUD) and related map amendment from R-5-B to CR for lot 802 in Square 35. The PUB site is located at 23rd, 24th and N Streets, N.W. and contains approximately 24,460 square feet of Land area.

The applicant proposes to construct a mixed use development containing an office and residential component at a gross floor area of 98,201 square feet. The project will have a height of 83.5 feet, a lot occupancy of 74.9 percent, an FAR of 4.02, an underground parking garage for ninety-nine spaces, one loading berth, two service delivery spaces, and approximately 7,886 square feet of recreation space.

CASE NO. 86-4C

ANC-3B

Application from the American Security Bank, N.A. Trustee and the National Academy of Sciences requesting consolidated review and approval of a Planned Unit Development (PUD) and related map amendment from R-1-B to C-2-A for lots 1007, 1013 and 1017 in Square 1299. The PUB site is located at 2001 Wisconsin Avenue and 3300 Whitehaven Street, N.W. and contains approximately 137,088 square feet of land area.


The applicants propose to renovate two existing buildings and construct an underground parking facility for use by the National Academy of Sciences. The office buildings, known as Page One and Page Two, are 49.5 and 53.5 feet in height, respectively. The project proposes a floor area ratio (FAR) of 1.58, a gross floor area of 217,108 square feet, a lot occupancy of 37.61 percent, parking to accomodate 419 vehicles and three loading berths.

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It is therefore hereby ordered that Cases No. 85-3C, 85-20C, 86-1C and 86-4C be scheduled for public hearing. Formal "Notices of Public Hearing" are forthcoming.

A handwritten signature in cursive script, reading "Cecil B. Tucker", is written over a horizontal line.

CECIL B. TUCKER
Acting Executive Director
Zoning Secretariat

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